



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday February 17, 2010

APPROVED: _____

PAGE 1 OF 3

NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Planning-Wednesday, February 24th, 2010 Meeting @ TBD

Board of Appeals-Thursday, February 25th, 2010 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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PAGE 2 OF 3

ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. **MINUTES** **APPROVAL**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
4. **ROAD ADEQUACY REQUEST** **APPROVAL**
 - a) Christie Subdivision lots 1-A and 1B - Requesting determination of road adequacy and direction of travel to the proposed subdivision. Located on the south side of Debold road, approximately 5,000 feet east of Maryland Route 550. Zoned: Resource Conservation (RC), Thurmont Planning Region. Tax Map 7 / Parcel 151. File M-089, AP #8607, Nikki Martin
5. **COMBINED PRELIMINARY/FINAL PLAT** **APPROVAL**
 - a) Bootjack Springs Section five lots 44 A through 44C - Requesting approval for a resubdivision if lot 44 into 2 new lots and a remainder in a major subdivision, and a modification per Section 1-16-219 (C)(2). Located on the North Side of Edgewood Church Road and the South side of Etzler Road. Zoned: Residential (R1), Frederick Planning Region. Tax Map 56 / Parcel 324. File S-547, AP #9090, Nikki Martin
6. **MISCELLANEOUS** **DECISION**
 - a) Canal Run PUD – Requesting modification of March 13, 2002 condition of Preliminary Plat approval regarding curb and gutter requirements. Located south side Ballenger Creek Pike at Rt. 464. Zoned: Planned Unit Development (PUD), Adamstown Planning Region. Tax Map 23 / Parcel 102. File S-412E, AP #10372, Stephen O'Philips

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PAGE 3 OF 3

7. SITE PLAN

DECISION

- a) Toms Creek Church - (Continued from August 2009) Requesting approval to rebuild a larger Fellowship Hall of 6,880 sq. ft. Zoned Agriculture. Situated on 0.97 acres on the north side of Simmons Road and east side Toms Creek Church Road. Zoned: Agriculture (AG), Thurmont Planning Region. Tax Map 15 / Parcel 47.
File SP08-30, A/P's #8851 (SP), #9451 (APFO) & #8853 (FRO), Stephen O'Philips
- b) Hyattstown Church-Johannes Property - Requesting approval of a site plan proposing the construction of a one-story sanctuary totaling 10,754 square foot church on 8.93 acres. At the corner of MD Rt 355 and Lewisdale Road. Zoned: Residential R-1 (R-1), Urbana Planning Region. Tax Map 106 / Parcel 18.
File SP09-05, AP's 9448 (SP), #9449 (APFO) & #9450 (FRO), Tolson DeSa
- c) BB&T Bank - This application is requesting approval of a site plan proposing the construction of a 4,485 square foot bank with four (4) associated drive through lanes and thirty (30) parking spaces on a 1.15 acre tract. Located along MD Rt. 85 north of Guilford Drive. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 179.
File SP02-10A, AP's #10319 (SP), #10321 (APFO) & #10320 (FRO) Tolson DeSa
- d) Oakdale Elementary School Expansion - Requesting approval of a site plan proposing the addition of an two-story, totaling 18,867 square foot addition consisting of 13 classrooms and 2,491 square feet of renovations, the addition is proposed to replace the existing portable classrooms. Located along Old National Pike east of Meadow Road. Zoned: Agriculture (AG), New Market Planning Region. Tax Map 78 / Parcel 736.
File SP99-42, AP's #10251 (SP), #10118 (APFO) & #10252 (FRO), Tolson DeSa

8. COUNTYWIDE COMPREHENSIVE PLAN

RECOMMENDATION

- a) (If necessary) Workshop continued from February 3rd to complete review and discuss the comments received on the BOCC Draft Zoning map and the Draft Water and Sewerage Plan map revisions, Jim Gugel